

STORY CITY, IOWA

March 20, 2017

Mayor Jensen called the regular council meeting to order on Monday, March 20, 2017 at 7:00 p.m. in the City Hall Council Chambers.

Present: Mayor Jensen, Administrator Jackson, Attorney Larson, Council Members: Ostrem, Phillips, Triggs, Crutchfield, and Sporleder.  
Absent: None.

Also Present: Andrew Inhelder and Jason Miller(MSA), Mark Crawford(CGA), Nicole Engelhardt(ACT Ins.), Brian Jensen(Jensen Excavating), Dwayne Fiihr(EDC), John Moran(Park and Recreation Supt.), Bruce Henrichs(Street Supt.), Randy Martindale(Water and Wastewater Supt.), Danny and Rosa Lowe, Brad Watson, Jim and Karen Nelson, Ole Skaar, and Lars Skaar.

Motion by Sporleder, seconded by Triggs, to approve the amended agenda by deleting **Legal Items F): Resolution No. 17-27.**

Aye: Ostrem, Phillips, Triggs, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

Motion by Triggs, seconded by Ostrem, to approve the March 6, 2017 regular meeting minutes.

Aye: Ostrem, Phillips, Triggs, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

### **CITIZEN APPEARANCE**

#### **A) Brian Jensen-Request to Purchase City Property**

Brian Jensen, (Jensen Excavating), was present requesting council consideration to purchase approximately 5.04 acres of city owned property.

Jensen Excavating has rented 2.58 acres of city property since 2014. Dwayne Fiihr (EDC), was present and stated the Story City EDC considered the request at its February 2, 2017 meeting and recommends the sale of the land to Jensen Excavating. Mr. Jensen stated he appreciated council consideration and thanked all that was involved. Administrator Jackson said the property was recently appraised with a value of \$70,000. If the city council wishes to proceed Administrator Jackson and City Attorney Larson can develop the necessary legal proceedings for future council consideration. Consensus of council was to proceed.

### **PUBLIC HEARING**

#### **A) PROPOSED RESOLUTION OF NECESSITY FOR THE BROAD STREET RECONSTRUCTION PROJECT**

Mayor Jensen opened the public hearing.

Brad Watson, Story City Carwash, was present and objected to the project. Mr. Watson stated it wouldn't be good for his business being down 30-45 days and would lose revenue. Mr. Watson questioned why with the street being so wide it had to be done all at once? CM Triggs stated there should be a workable way to get in and out of the carwash. Mark Crawford (CGA) stated there will be signage put up. Mr. Watson stated no matter how you do it there will be a significant loss for his business.

Jim and Karen Nelson had concerns of tearing out good sidewalks.

Administrator Jackson stated only bad sidewalks were to be replaced.

Administrator Jackson also stated that since the Nelson's have a shared driveway with their neighbor they may have a small portion to pay of the new sidewalk.

Dan Lowe, 311 Broad, has the radiator shop in town and inquired how far on Garfield and Broad the construction would be. Mark Crawford explained the work to be done at the intersection of Broad and Garfield and that he would have access to his business off of Garfield.

Ole Skaar had filed a written objection to the assessment.

Mr. Skaar stated they recently replaced the front sidewalk, therefore a newer sidewalk doesn't benefit them. Administrator Jackson said that there are no plans to replace the sidewalk in front of his house. Mr. Skaar felt the

repaved Broad Street and curb and gutter wouldn't benefit them anymore than any other citizen of Story City.

Lars Skaar objected to the assessment and stated how this would affect him financially. Mr. Skaar inquired if objections did anything or is it going to happen anyway? Mayor Jensen stated that the assessment could be put on taxes for a period of 10 years. Administrator Jackson also stated in order for it to pass four council members have to approve.

CM Triggs questioned comparing residential streets to Broad Street. Administrator Jackson stated they are not assessing the street, only the curb and gutter. This has been a long-standing city policy.

Mark Crawford(CGA) explained the formula.

Mr. Skaar stated that people who live on Broad Street get charged extra than those who are using the street. CM Ostrem stated that everyone should get treated equally and that other residents and businesses have had to pay for curb and gutter on past projects.

CM Triggs questioned if it was fair and should the assessment be lower? Administrator Jackson stated that this is a preliminary assessment number and it could be lower based on the final bid, but not any higher.

There being no further comments Mayor Jensen closed the public hearing.

### LEGAL ITEMS

**A) RESOLUTION NO. 17-23-AMENDING PROPOSED RESOLUTION OF NECESSITY FOR THE BROAD STREET RECONSTRUCTION PROJECT-(If Required)**

Resolution No. 17-23 died for lack of motion.

**B) RESOLUTION NO. 17-24-ADOPTION OF THE RESOLUTION OF NECESSITY FOR THE BROAD STREET RECONSTRUCTION PROJECT**

Motion by Triggs, seconded by Sporleder, to approve Resolution No. 17-24-Adoption of the Resolution of Necessity for the Broad Street Reconstruction Project.

Aye: Ostrem, Phillips, Triggs, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

**C) BROAD STREET RECONSTRUCTION PROJECT-DIRECTING THE CITY CLERK TO FILE CERTIFIED COPIES OF THE RESOLUTION OF NECESSITY AND PRELIMINARY PLAT AND SCHEDULE OF ASSESSMENTS WITH THE COUNTY TREASURER OF STORY COUNTY**

Motion by Crutchfield, seconded by Triggs, to approve Broad Street Reconstruction Project- Directing the City Clerk to File Certified Copies of the Resolution of Necessity and Preliminary Plat and Schedule of Assessments with the County Treasurer of Story County.

Aye: Ostrem, Phillips, Triggs, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

**D) RESOLUTION NO. 17-25-ORDERING PREPARATION OF DETAILED PLANS AND SPECIFICATIONS, FOR THE BROAD STREET RECONSTRUCTION PROJECT**

Motion by Triggs, seconded by Phillips, to approve Resolution No. 17-25- Ordering Preparation of Detailed Plans and Specifications, for the Broad Street Reconstruction Project.

Aye: Ostrem, Phillips, Triggs, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

**E) RESOLUTION NO. 17-26-TO PROVIDE FOR A NOTICE OF HEARING ON PROPOSED PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF COST FOR THE BROAD STREET RECONSTRUCTION PROJECT, AND THE TAKING OF BIDS THEREOF**

Administrator Jackson stated the resolution sets the public hearing for April 17, 2017, at 7:00 p.m. in the council chambers of city hall. Bids are due on April 12, 2017.

Motion by Sporleder, seconded by Crutchfield, to approve Resolution No. 17-26-To Provide for a Notice of Hearing on Proposed Plans, Specifications, Form of Contract, and Estimate of Cost for the Broad Street Reconstruction Project, and the Taking of Bids Thereof.

Aye: Ostrem, Phillips, Triggs, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

**F) RESOLUTION NO. 17-28-TO PROVIDE FOR A NOTICE OF HEARING ON PROPOSED PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE NORTH PARK IMPROVEMENTS PROJECT, AND THE TAKING OF BIDS THEREOF**

Andrew Inhelder and Jason Miller(MSA), were present to review with council the North Park Project. There was council discussion of concerns on the Carousel building shifting caused from saturated soils. Mr. Miller explained that the proposed project would help the situation. Mr. Miller and the council also discussed the possibility of geo-technical testing on the building during the project.

Administrator Jackson stated this sets the public hearing for April 17, 2017 at 7:00 p.m. in the council chambers of city hall. Bids are due on April 12, 2017.

Motion by Ostrem, seconded by Phillips, to approve Resolution No. 17-28-To Provide for a Notice of Hearing on Proposed Plans, Specifications, Form of Contract and Estimate of Cost for the North Park Improvements Project, and the Taking of Bids Thereof.

Aye: Ostrem, Phillips, Triggs, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

**G) RESOLUTION NO. 17-29-SETTING A PUBLIC HEARING ON A REQUEST FOR REZONING-104 LARSON AVENUE**

Administrator Jackson informed council on an application from Craig McWilliams that was received to ask for council consideration to change the zoning for 104 Larson that is zoned as R2 to R3. Mr. McWilliams is proposing to build a four plex on the lot.

Administrator Jackson stated this sets the public hearing on April 17<sup>th</sup> at 7:00 p.m. in the council chambers of city hall.

Aye: Ostrem, Phillips, Triggs, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

## **ADMINISTRATIVE ITEMS**

### **A) REQUEST TO APPROVE RENEWAL OF GENERAL INSURANCE**

Nicole Engelhardt(ACT Insurance), was present to go over the renewal of the general insurance with council.

Motion by Sporleder, seconded by Phillips, to approve: Request to Approve Renewal of General Insurance.

Aye: Ostrem, Phillips, Triggs, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

### **B) AGREEMENT FOR ENGINEERING SERVICES WITH FOX ENGINEERING RELATED TO FIVE YEAR CAPITAL IMPROVEMENT PLAN**

Administrator Jackson presented to Mayor and Council a request to approve an engineering service agreement with Fox Engineering relating to the development of the City's Five Year Capital Improvement Plan for water and wastewater areas at an estimated cost between \$8,700 and \$13,000.

Administrator Jackson stated the city is in the initial stages of updating its five year Capital Improvement Plan. Administrator Jackson informed the city completed its last plan in 2015, and with many of the projects identified will be completed by the end of 2017.

Administrator Jackson stated in addition, the development and adoption of the plan will take place in 2017 and its implementation will begin in Fiscal Year 2018-19.

Administrator Jackson informed for the most part, the development of the plan is done with city staff. However, with the newness of our water and wastewater staff and the age of our wastewater treatment plant(March 1989) an outside engineering consultant is needed to provide guidance and assistance. Fox Engineering will help prepare with city staff a general prioritized 5-year plan of water and wastewater facilities and the distribution system.

Motion by Crutchfield, seconded by Ostrem, to approve Agreement for Engineering Services with Fox Engineering Related to Five Year Capital Improvement Plan.

Aye: Ostrem, Phillips, Triggs, Crutchfield, and Sporleder.

Nay: None

Motion carried.

**C) FUNDING REQUEST FOR STORY COUNTY HOUSING TRUST FUND**

Administrator Jackson presented for Mayor and City Council a request from the Story County Housing Trust Fund Task Force for funding in the amount of \$1,858.10. The task force is planning to apply for housing funds with the Iowa Housing Trust Fund which is managed by the Iowa Finance Authority. The application requires a match of \$50,000 and, if approved, it is estimated that Story County would receive approximately \$250,000 in housing funds.

Motion by Phillips, seconded by Triggs, to approve Funding Request for Story County Housing Trust Fund in the amount of \$1,858.10 each year for two years.

Aye: Ostrem, Phillips, Triggs, Crutchfield, and Sporleder.

Nay: None

Motion carried.

**PERMITS**

None.

**MAYOR & CITY COUNCIL AGENDA ITEMS**

None.

There being no further business before council the meeting was adjourned at 8:36 p.m.

ATTEST:

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Dena Nichols, City Clerk

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Mike Jensen, Mayor